



**Price**  
**£450,000**

**Freehold**

3x  2x  1x 

**Sunrise Close, Margate,  
Kent, CT9**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Well presented family home with new build warranty
- Kitchen/diner ideal for entertaining friends and family
- Lounge doors opening out to immaculate sunny rear garden
- En-suite to main bedroom
- Walking distance to Margate sandy beaches, shops and schools

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 17'11 x 10'6 (5.46m x 3.20m)

Kitchen/Diner: 17'10 x 9'7 (5.44m x 2.92m)

Utility Room : 6'6 x 6'0 (1.98m x 1.83m)

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 10'2 (3.36m x 3.10m)

En-suite Shower Room : 6'8 x 5'11 (2.03m x 1.80m)

Bathroom: 6'11 x 6'8 (2.11m x 2.03m)

Bedroom 2: 10'6 x 9'7 (3.20m x 2.92m)

Bedroom 3: 10'6 x 7'4 (3.20m x 2.24m)

### OUTSIDE

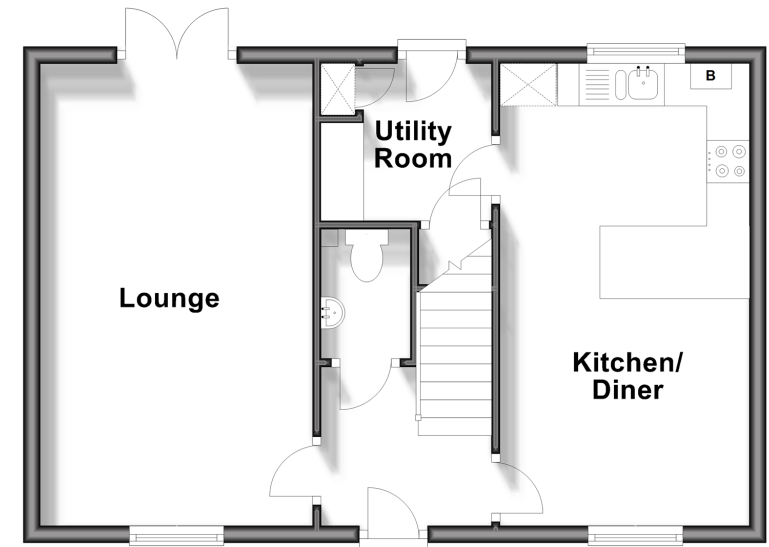
Front Garden

Rear Garden

Allocated Parking

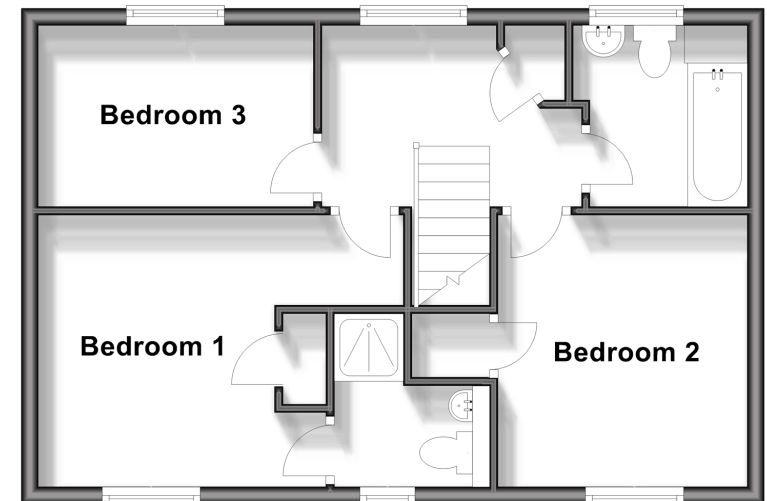
## Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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